

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE FOURTEENTH DAY OF FEBRUARY, NINETEEN HUNDRED AND EIGHTY-NINE, AT 7:30 P.M. AT THE COUNTY GOVERNMENT CENTER BOARDROOM, 101C MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Mr. Fred Belden, Chairman
Mr. A. G. Bradshaw
Mr. Wallace Davis, Jr.
Mr. Jack D. Edwards
Mr. Martin Garrett
Mr. John F. Hagee
Mr. Alexander C. Kuras
Ms. Carolyn Lowe
Mr. Robert A. Magoon, Jr.
Mr. Gary M. Massie
Ms. Willafay McKenna

ALSO PRESENT

Mr. O. Marvin Sowers, Jr., Director of Planning
Mr. Larry W. Davis, Assistant County Attorney
Mr. Allen J. Murphy, Jr., Planner
Mr. R. Patrick Friel, Planner
Mr. Donald E. Davis, Planner
Mr. John E. McDonald, Manager of Financial & Management Services

2. MINUTES - January 24, 1989, minutes to be distributed at March 14, 1989, meeting.

3. DEVELOPMENT REVIEW COMMITTEE REPORT

Upon a motion by Mr. Garrett, seconded by Ms. McKenna, the Development Review Committee Report was unanimously accepted, with Mr. Massie abstaining due to personal interest (Case No. SP-5-89. Jack Massie Contractor's Equipment Storage Yard).

4. CASE NO. SUP-50-88. OUTDOOR WORLD EXPANSION

Mr. Friel presented the staff report (appended) for a special use permit for a campground located at 4301 Rochambeau Drive. Mr. Friel stated that staff recommended approval, with conditions, of this application.

Mr. Belden opened the public hearing.

Mr. Tom Grill of Rank America, Inc., the parent company of Outdoor World Corporation, was present to answer questions.

There being no speakers, the public hearing was closed.

Ms. Lowe expressed concern regarding potential effects of the proposed septic system on the Reservoir Protection Area.

Upon a motion by Mr. Garrett, seconded by Mr. Magoon, the Commission by roll call voted 8-3 to recommend approval. Mr. Edwards, Ms. Lowe and Ms. McKenna voted nay.

5. CASE NO. Z-2-89. ROBERT A. BRADY AND HOWARD W. BRADY, JR.

Mr. Friel presented the staff report (appended) to rezone approximately 8.029 acres from A-1, General Agricultural, to R-1, Limited Residential, on property located approximately 800 feet south of the Richmond Road/Bush Springs Road intersection. A sketch plan for an 18 lot subdivision accompanied the application. Mr. Friel stated that staff recommended deferral of the application until the March meeting to allow time to address concerns regarding road improvements, density and drainage.

Mr. Belden opened the public hearing.

Upon a motion by Ms. Lowe, seconded by Mr. Kuras, the Commission by unanimous voice vote, deferred this application until the March meeting. The public hearing remained open.

6. CASE NO. SUP-3-89. ROBERT E. MILLER

Mr. Friel presented the staff report (appended) for a special use permit to amend Condition #5 of a previously approved special use permit (SUP-36-88) which granted approval of an outdoor amusement center at 6910 Richmond Road. Mr. Friel stated that staff recommended approval of this application.

Mr. Belden opened the public hearing.

Mr. Belden stated a conflict of interest and turned the chair over to the Vice President.

Mr. Robert Miller, applicant, was available to answer questions.

There being no speakers the public hearing was closed.

Upon a motion by Ms. McKenna, seconded by Mr. Bradshaw, the Committee by roll call voted 10-0, with one abstention, to recommend approval of this application. Mr. Belden abstained due to personal interest.

7. CASE NO. SUP-4-89. JACK L. MASSIE CONTRACTOR, INC.

Mr. Massie stated a conflict of interest and abstained from participation on this application.

Mr. Murphy presented the staff report (appended) to amend an approved special use permit for a sand, gravel, and crushed stone storage, stockpiling and distribution center, located at 3900 Cokes Lane. Mr. Murphy recommended that the permit conditions attached to Case No. SUP-14-85 be amended to read as stated in the staff report.

Mr. Belden opened the public hearing.

Mr. Norman Mason stated that he agreed with the staff report and was available to answer questions.

There being no further speakers, the public hearing was closed.

Upon a motion by Mr. Garrett, seconded by Mr. Kuras, the Commission by roll call voted 10-0, with one abstention, to recommend approval of this application. Mr. Massie abstained due to personal interest.

8. 1990-1994 CAPITAL IMPROVEMENT PROGRAM

Mr. Sowers made a brief presentation recommending that the Capital Improvement Program draft be referred to the Policy Committee's February 15th meeting for review and subsequent report to the Commission's March 14th meeting.

Mr. John McDonald made a brief presentation stating that the draft CIP, which exceeds \$70 million, allots approximately one-half to school projects. Mr. McDonald also briefly reviewed other needs; i.e., courthouse, library and recreation.

9. SETTING OF FUTURE MEETING DATES AND WORKSESSIONS

The Policy Committee - February 15, 1989, at 4:00 P.M. The agenda will include 1990-1994 Capital Improvement Program.

A County Forum will be held on February 22, 1989, at Norge Primary School, 7:30 P.M. to receive public comments on the proposed changes to the Land Use Plan and Zoning Ordinance pertaining to the agricultural, forestal and rural residential lands of the County and A-1 and A-2 amendments.

The Norge Civic Association will hold a meeting on February 23, 1989, at Norge Hall, 7:30 P.M. on the above subject.

A Planning Commission Training Seminar will be held on February 24, 1989, at Captain George's Restaurant, 6:30 P.M., and on February 25, 1989, at the County Recreation Center, 9 A.M.

A Planning Commission worksession was scheduled on March 14, 1989, at 5:30 P.M. in the Boardroom.

10. MATTERS OF SPECIAL PRIVILEGE


Mr. Sowers introduced Donald Davis, who is the Planning Department's Principal Planner (Comprehensive Planning Section).

11. ADJOURNMENT

The February 14, 1989, Planning Commission meeting was recessed at 8:10 P.M. to reconvene in worksession at approximately 8:20 P.M.



Fred Belden, Chairman



D. Marvin Sowers, Jr., Secretary